



PLANNING COMMISSION AGENDA

January 16, 2018

RESCHEDULED FROM JANUARY 8, 2018

6:00 P.M

City Hall

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **December 8, 2017** Pre-Planning Commission Minutes

Approval of the **December 11, 2017** Planning Commission Meeting Minutes

Approval of the **November 18, 2017** Planning Commission Workshop Minutes

Approval of the **January 5, 2018** Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer, "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

A. PC17-905FSI, Final Site Plan, Fieldpointe Apartments

The Applicant is requesting final site plan approval for the reconstruction of a 3,390 square foot clubhouse/community building to serve the Fieldpointe apartment complex located at 349 Prospect Boulevard. **(NAC#10)(Butler)**

V. CONTINUANCES

B. PC17-1023ZTA, Text Amendment, Accessory Structures

The Department is requesting approval of a continuance to the February 12, 2018 Planning Commission meeting. **(Collard)**

VI. MISCELLANEOUS

C. Plug-In Vehicle Charging Infrastructure Implementation Plan

The Sustainability Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the plan. **(Willoughby)**

VII. NEW BUSINESS:

D. PC17-906FSU, Final Subdivision Plat, Locust Avenue ROW Abandonment

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the abandonment of a portion of the Locust Avenue public right-of-way.

The Applicant is also requesting approval of a final subdivision plat for the consolidation of the proposed abandoned right-of-way with two adjoining parcels under common ownership located at 996 W. Patrick Street. **(NAC#8)(Brown)**

E. PC17-327PSU/FSI, Combined Preliminary Subdivision Plat and Final Site Plan, Palmer's Addition

The Applicant is requesting approval of a combined preliminary subdivision plat and final site plan for the resubdivision of parcels located at 1606 N. Market Street and 1608 N. Market Street in order to create five new lots on which four new townhouse units will be constructed.

The Applicant is also requesting a modification to Section 601 of the Land Management Code (LMC) entitled, *Access Management*, and a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the waiver of the parkland dedication requirements of Section 608, *Parks and Open Space*. **(NAC#7)(Butler)**

F. PC17-621FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Palmer's Addition

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the combined preliminary

subdivision plat and final site plan for Palmer's Addition. The Applicant is requesting approval of a payment in lieu of forest conservation/afforestation. (NAC#7)(Butler)

G. PC17-800FSU, Final Subdivision Plat, The Commons of North Market LLC

The Applicant is requesting approval of a final plat in order to consolidate two parcels into one new lot, Lot 1R, to serve the proposed Catoctin Overlook development. (NAC #7)(Reppert)

H. PC17-399FSI, Final Site Plan, Catoctin Overlook

The Applicant is requesting approval of a final site plan for the construction of 86 multifamily dwelling units and the conversion of 9,200 square feet of existing building into a 5,200 square foot restaurant and 4,000 square feet of offices use located at 1705 N. Market Street.

The Applicant is also requesting approval of modifications to Section 417 of the Land Management Code (LMC) entitled *Mixed Use Districts (MU-1 and MU-2)* and Section 605, *Landscaping Standards*. (NAC#7)(Reppert)

I. PC14-1043FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Catoctin Overlook

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan for Catoctin Overlook. The Applicant is proposing to mitigate through a combination of onsite retention and plantings as well as a fee-in-lieu of payment. (NAC#7)(Reppert)

J. PC17-719ZTA, Text Amendment, Section 405, Dimensional and Density Regulations, Building Heights

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 405 of the Land Management Code (LMC), entitled *Dimensional and Density Regulations*, in order to limit building heights in certain zoning districts. (Collard)

VIII. BOARD BUSINESS:

K. Election of Officers

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status,

veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.